



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Conduct a Public Hearing to consider the Planning Commission's recommendation that the City Council adopt the 2000 Growth Management Allocations

**MEETING DATE:** November 15, 2000

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** That the City Council adopt the Planning Commission's recommendation to approve the Year 2000 Growth Management Allocations.

**BACKGROUND INFORMATION:** Each year the City allocates residential building permits for a projected 2% growth in population for the current year. This year the City has 428 residential building permits to allocate. Of the 428 permits, 65% or 278 are for single-family residential units, 10% or 43 are for medium-density residential units such as duplexes and townhouses, and 25% or 107 are for high-density residential units such as apartments. As you will see on the "Planning Commission Recommended Building Permit Allocation Schedule" there are 2 projects which have requested single-family allocations. The City has received 103 single-family allocation requests and there are 834 available. The 556 unused single-family allocations remain from previous year's allotments and expirations of undeveloped projects. There were no requests for medium or high-density allocations.

In order to obtain building permit allocations, developers submit an application stating the number they are seeking. The number requested must correspond to an approved development plan. The development plans are scored on a set of criteria established by City ordinance. The highest scoring development plans have the greatest chance of receiving their allocation request, the lowest scoring the least chance. This year the number of allocation requests did not exceed the amount available. Competitive scoring, in this instance, did not effect the ability of the two development plans to obtain allocations.

Following their Public Hearing, the Planning Commission adopted the Growth Management allocation list below:

	<u>Requested 2000 Allocations</u>	<u>Recommended 2000 Allocations</u>
Perlegos Property	57	57
Beckman Property	46	46
<b>TOTAL</b>	<b>103</b>	<b>103</b>

- **Perlegos Property** The Perlegos Property Development Plan is a new project located at 2375 South Cherokee Lane. The site is generally located in the southeast corner of the City, north of Harney Lane, south of Century Boulevard, east of Stockton Street, and west of Cherokee Lane (see vicinity map). The area of the development plan includes two separate properties that encompass approximately 11.6-acres of land zoned R-2, Single-Family Residential, and is proposed to develop as a 57-lot, single-family residential subdivision. The Planning Commission recommends to the City

**APPROVED:**

  
H. Dixon Flynn -- City Manager

Council that this project receive 57 single-family allocations, which is enough to complete the development.

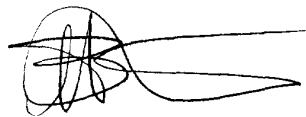
- **Beckman Property** The Beckman Property Development Plan is a new project located at 2250 South Stockton Street. The site is also located in the southeast corner of the City and is actually adjacent to the westernmost parcel of the Perlegos Development Plan. The area of the development plan encompasses approximately 9-acres of land zoned R-2, Single-Family Residential, and is proposed to develop as a 46-lot, single-family residential subdivision. The Planning Commission recommends to the City Council that this project receive 46 single-family allocations, which is enough to complete the development.

The two project areas were annexed to the City in late 1993 as part of the Richard's Ranch Annexation. The entire area was annexed with the intent of development as single family residences, which is evident by its low-density residential general plan land use designation and single-family residential zoning. The development plans have proposed and existing development all around them but have never proposed to be developed until now. Each of the parcels of the two project sites is currently used for agricultural purposes and residences.

To the north is the developing and nearly completed, Bang's Ranch 106-lot single-family residential subdivision and the completed, Johnson Ranch II 173-lot single-family residential subdivision. To the south are the undeveloped 39-lot Parisi Property, 34-lot Thayer Ranch, and the 49-lot Richard's Ranch single-family residential subdivisions. The area generally between the two new projects is the proposed Richards Ranch Elementary School and a City Park site.

With the large number and small size of the individual subdivisions in the immediate area, Staff finds that the proposed development plans are welcomed because they are the last unplanned parcels in the area, and their approval is important for the surrounding area to function as a whole

FUNDING: None required



Konradt Bartlam  
Community Development Director

Prepared by: Mark Meissner, Associate Planner

MM

Attachment

## City of Lodi Residential Growth Management Schedule 2000

Adopted: September 18, 1991 under Ordinance #1521

Year	Population	2% Pop. projection	Persons/ Household	Total units per year	Single Fam.@ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2.572	397	258	40	99
Sep-90	52,010	1,040	2.567	404	263	40	101
Sep-91	53,050	1,061	2.630	403	262	40	101
Jan-92	53,186	1,064	2.664	399	259	40	100
Jan-93	53,701	1,074	2.680	401	261	40	100
Jan-94	53,903	1,078	2.680	402	261	40	101
Jan-95	54,694	1,094	2.697	406	264	41	102
Jan-96	54,473	1,089	2.662	409	266	41	102
Jan-97	54,812	1,096	2.659	412	268	41	103
Jan-98	55,681	1,114	2.684	415	270	42	104
Jan-99	56,926	1,139	2.695	423	275	42	106
Jan-00	57,935	1,159	2.709	428	278	43	107
Jan-01	59,094	1,182	Est. 2.709	436	283	44	109
Jan-02	60,276	1,206	Est. 2.709	445	289	45	111
Jan-03	61,482	1,230	Est. 2.709	454	295	45	114
Jan-04	62,712	1,254	Est. 2.709	463	301	46	116
Jan-05	63,966	1,279	Est. 2.709	472	307	47	118
Jan-06	65,245	1,305	Est. 2.709	482	313	48	121
Jan-07	66,550	1,331	Est. 2.709	491	319	49	123
TOTALS:				8,142	5,292	814	2,036

\*\* Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89

NOTE: Population and persons per household from '89 to '96 per State Department of Finance.

Actual percentage increases in population may be higher or lower than 2%. Calculation of building permit allocations is based on a 2% increase of the current year population figure.

# PLANNING COMMISSION RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 2000

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 2000 = 428

## SINGLE FAMILY 65%=834 UNITS \*

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'98	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 2000	RECOMMENDED ALLOC. 2000
PERLEGOS PROPERTY	0	0	0	57	57	57
BECKMAN PROPERTY	0	0	0	46	46	46
	0	0	0	103	103	103

\* 556 allocations from expirations and unused allocations from previous years are available.

## MEDIUM DENSITY 10%=294 UNITS\*

There are no projects to request the 43, year 2000 allocations for medium density units.

\* 251 allocations from expirations and unused allocations from previous years are available.

## HIGH DENSITY 25%=1,225 UNITS \*

There are no projects to request the 107, year 2000 allocations for high density units.

\* 1,118 Allocations from the previous years ('89-'99) are available.

# CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989-1999

TOTAL RESIDENTIAL UNITS (1989-1999)=4,471

SINGLE FAMILY 65%=2,906 UNITS

PROJECT	ALLOC.'S REC. '89	ALLOC.'S REC. '90	ALLOC.'S REC. '91	ALLOC.'S REC. '92	ALLOC.'S REC. '93	ALLOC.'S REC. '94 *	ALLOC.'S REC. '95 **	ALLOC.'S REC. '96 <sup>†</sup>	ALLOC.'S REC. '97	ALLOC.'S REC. '98	ALLOC.'S REC. '99	ALLOCATION TOTALS
BANG'S RANCH	34	35	35	0	0	19	0	0	0	0	0	123
BRIDGETOWN	0	0	0	0	0	0	53	51	36	0	0	140
CENTURY MEADOWS 1	16	16	16	0	0	0	52	55	45	0	0	200
CENTURY MEADOWS 2	25	26	25	0	29	0	0	0	60	0	0	165
CENTURY MEADOWS 3	24	24	25	0	29	0	51	50	0	0	0	203
CENTURY MEADOWS 4	29	29	29	33	0	0	0	0	0	0	17	137
COLVIN RANCH	20	20	20	0	0	0	0	0	0	0	0	60
FUGAZI BROTHERS	0	0	0	0	5	0	0	0	0	-5	0	0
JOHNSON RANCH 2	43	43	43	44	0	0	0	0	0	0	0	173
LODI ESTATES	6	7	6	46	0	35	0	0	0	-100	0	0
LODI WEST	26	27	27	80	55	69	0	0	53	41	0	378
PARIS PROPERTY	0	0	0	0	0	0	39	0	0	0	0	39
RICHARDS RANCH <sup>†</sup>	0	0	0	0	34	0	0	15	0	0	0	49
RIVERPOINTE	0	0	0	0	0	44	0	0	0	0	0	44
SASAKI PROPERTY	0	0	0	0	0	0	0	0	0	60	0	60
SUNWEST XIV	0	0	0	0	0	0	0	31	36	0	0	67
THAYER PROPERTY	0	0	0	0	0	0	34	0	0	0	0	34
TSUTAOKA PROPERTY	0	0	0	0	0	0	0	63	0	0	0	63
TOWNE RANCH	35	36	36	56	52	151	37	0	6	6	0	415
	258	263	262	259	204	318	266	265	236	2	17	2,350

\* 57 allocations remained from the '93 allocation year, giving the City a total of 318 single family units to allocate for 1994.

\*\* One, 1996 single family allocation was granted to the Paris property project in '95.

<sup>†</sup> Fifteen, 1996 single family allocations were awarded to the Richard's Ranch Project by resolution #96-40.

EXPIRED

# CITY COUNCIL AWARDED BUILDING PERMIT ALLOCATIONS 1989-1999

TOTAL RESIDENTIAL UNITS (1989-1999)=4,471

## MEDIUM DENSITY 10%=447 UNITS

PROJECT	ALLOC.'S REC. '89	ALLOC.'S REC. '90	ALLOC.'S REC. '91	ALLOC.'S REC. '92	ALLOC.'S REC. '93	ALLOC.'S REC. '94	ALLOC.'S REC. '95	ALLOC.'S REC. '96	ALLOC.'S REC. '97	ALLOC.'S REC. '98	ALLOC.'S REC. '99	ALLOCATION TOTALS
BANG'S RANCH **	18	18	0	0	0	-36	0	0	0	0	0	0
LODI WEST	0	0	0	0	57	0	0	0	0	-57	0	0
BRIDGEHAVEN	22	22	6	0	0	0	0	0	0	-50	0	0
LODI ESTATES **	0	0	22	0	0	-22	0	0	0	0	0	0
SASAKI PROPERTY	0	0	0	0	0	0	0	0	100	3	0	103
SUNWEST GARDEN	0	0	0	0	0	0	0	0	18	0	0	18
WOODHAVEN PARK	0	0	0	0	75	0	0	0	0	0	0	75
	40	40	28	0	132	-58	0	0	118	-104	0	196

\* In '93 the Planning Commission awarded 40, 1994 medium density allocations to the Lodi West project.

\*\* The Bangs Ranch and Lodi Estates projects each were awarded single family allocations in place of their medium density allocations.

## HIGH DENSITY 25%=1,118 UNITS

PROJECT	ALLOC.'S REC. '89	ALLOC.'S REC. '90	ALLOC.'S REC. '91	ALLOC.'S REC. '92	ALLOC.'S REC. '93	ALLOC.'S REC. '94	ALLOC.'S REC. '95	ALLOC.'S REC. '96	ALLOC.'S REC. '97	ALLOC.'S REC. '98	ALLOC.'S REC. '99	ALLOCATION TOTALS
BENNETT & COMPTON	99	45	0	0	-144	0	0	0	0	0	0	0
	99	45	0	0	-144	0	0	0	0	0	0	0

\* The Bennett and Compton project was awarded 75 medium density allocations under the project name of Woodhaven Park.

EXPIRED

## 2000 Development Plan Scoring Summary

### CRITERIA

PROJECT	A <i>Agricultural Land Conflicts (Adjacency)</i>	B <i>On Site Agricultural Land Mitigation (Buffer)</i>	C <i>General Location (Priority Area)</i>	D1 <i>Relationship to Existing Development</i>	D2 <i>Relationship to Public Services (Wastewater)</i>	D3 <i>Relationship to Public Services (Water)</i>	D4 <i>Relationship to Public Services (Drainage)</i>	E <i>Promotion of Open Space (Percentage)</i>	F <i>Traffic (Street Improvements)</i>	G <i>Housing (Affordability)</i>	H <i>Site Plan and Project Design</i>	I <i>Schools (Proximity)</i>	J <i>Fire Protection (Proximity)</i>	TOTALS
<i>Single Family Projects</i>														
PERLEGOS PROPERTY	5	0	200	5	10	10	10	0	10	0	0	15	10	275
BECKMAN PROPERTY	5	0	200	5	10	10	10	0	10	0	0	15	10	275

MINUTES  
LODI CITY PLANNING COMMISSION  
CARNEGIE FORUM  
305 WEST PINE STREET  
LODI, CALIFORNIA

**WEDNESDAY**

**September 27, 2000**

**7:00 P.M.**

The Planning Commission met and was called to order by Chairman McGladdery.

Commissioners Present: John Beckman, John Borelli, Steven Crabtree, Randall Heinitz,  
John Schmidt, and Chairman McGladdery

ROLL CALL

Commissioners Absent: Tim Mattheis

Others Present: Konradt Bartlam, Community Development Director, Mark Meissner,  
Associate Planner, and Lisa Wagner, Secretary.

The minutes of August 23, 2000 were approved as mailed.

August 23, 2000  
MINUTES

**PUBLIC HEARINGS**

**Continued request of Frontiers for approval of the Beckman Property Growth Management Development Plan for 46 single-family residences at 2250 South Stockton Street, and a recommendation of approval to the City Council to award building permit allocations; and the certification of Negative Declaration ND-00-06 as adequate environmental documentation on the project, located at 2250 S. Stockton Street.**

**Continued request of Frontiers for approval of the Perlegos Property Growth Management Development Plan for 57 single-family residences at 2375 South Cherokee Lane, and a recommendation of approval to the City Council to award building permit allocations; and the certification of Negative Declaration ND-00-07 as adequate environmental documentation on the project, located at 2375 S. Cherokee Lane.**

Associate Planner Meissner presented the matter to the commission. He started by noting that there were 2 projects requesting single-family allocations. The two projects combined were requesting 103 single-family allocations and there were 834 allocations available due to surplus allocations from previous years.

The two projects requesting allocations were the Beckman Property located at 2250 South Stockton Street and the Perlegos property located at 2375 South Cherokee Lane. Both of the projects are located in the southern portion of the City. The Perlegos property includes 2 properties totaling 11.6 acres with plans for a 57-lot subdivision. The Beckman property encompasses 9 acres of land with plans for a 46-lot subdivision.

The proposed projects have development all around them, but have never proposed to be developed until now. Both sites are currently being utilized for farming and both have a residence on them. Both of the developments will have approximately 5 dwelling units per acre with an average lot size of 5,5000 square-feet. Development will begin in 2001 and completion will be at the end of 2002.



Both projects were conditioned to provide a 15-foot area that will contain the curb, landscaping, meandering sidewalk, and 7-foot-tall decorative masonry wall. Staff was also recommending an alternative street design with a parkway and other traffic calming features. Staff was recommending approval of both the development plans and building allocations.

Commissioner Schmidt asked if staff could explain the alternative street design being proposed. Community Development Director Bartlam stated that it was similar to other projects; however, the Perlegos property has several intersecting streets and the street pattern already in place would continue. The Beckman property will be able to accommodate the new standard.

#### **Hearing opened to the Public**

Tom Doucette, 1909 Mimosa, Lodi. Mr. Doucette represented Frontiers and was available for any questions the commission might have. He was in agreement of the conditions set for the projects.

#### **Hearing Closed to the Public**

The Planning Commission on motion of Commissioner Schmidt, Heinitz second, approved the certification of Negative Declaration ND-00-06 as adequate environmental documentation on the Beckman project, located at 2250 S. Stockton Street. by the following vote:

AYES: Commissioners: Borelli, Heinitz, Schmidt, and Chairman McGladdery  
NOES: Commissioners:  
ABSENT: Commissioners: Mattheis  
ABSTAIN: Commissioners Beckman and Crabtree

The Planning Commission on motion of Commissioner Schmidt, Borelli second, approved the Beckman Property and a recommendation of approval to the City Council to award building permit allocations as set forth in the Resolution by the following vote:

AYES: Commissioners: Borelli, Heinitz, Schmidt, and Chairman McGladdery  
NOES: Commissioners:  
ABSENT: Commissioners: Mattheis  
ABSTAIN: Commissioners Beckman and Crabtree

The Planning Commission on motion of Commissioner Schmidt, Heintz second, approved the Beckman Property Growth Management Development Plan for 46 single-family residences at 2250 South Stockton Street, as set forth in the Resolution by the following vote:

AYES: Commissioners: Borelli, Heinitz, Schmidt, and Chairman McGladdery  
NOES: Commissioners:  
ABSENT: Commissioners: Mattheis  
ABSTAIN: Commissioners Beckman and Crabtree

The Planning Commission on motion of Commissioner Schmidt, Heinitz second, approved the certification of Negative Declaration ND-00-07 as adequate environmental documentation on the project, located at 2375 S. Cherokee Lane by the following vote:

AYES: Commissioners: Borelli, Heinitz, Schmidt, and Chairman McGladdery  
NOES: Commissioners:  
ABSENT: Commissioners: Mattheis  
ABSTAIN: Commissioners Beckman and Crabtree

The Planning Commission on motion of Commissioner Schmidt, Borelli second, approved the Perlegos Property Growth Management Development Plan for 57 single-family residences at 2375 South Cherokee Lane as set forth in the Resolution by the following vote:

AYES: Commissioners: Borelli, Heinitz, Schmidt, and Chairman McGladdery  
NOES: Commissioners:  
ABSENT: Commissioners: Mattheis  
ABSTAIN: Commissioners Beckman and Crabtree

The Planning Commission on motion of Commissioner Schmidt, Heinitz second, approved the Perlegos Property and a recommendation of approval to the City Council to award building permit allocations as set forth in the Resolution by the following vote:

AYES: Commissioners: Borelli, Heinitz, Schmidt, and Chairman McGladdery  
NOES: Commissioners:  
ABSENT: Commissioners: Mattheis  
ABSTAIN: Commissioners Beckman and Crabtree

**The request of Mike Collins for a Parcel Map to create 4 lots and a designated remainder from 2 lots located at 425 and 429 West Locust Street.** Associate Planner Meissner presented this matter to the Commission. He started by noting that the project site was made up of two properties on the northeast corner of Hutchins and Locust Street. Parcel one is 4,260 square-feet and 57 ½ feet wide and currently contains a home (425 W. Locust St.). Parcels two and three are flag lots which are approximately 5,900 square-feet each. Parcel 4 is 4,700 square feet and 45 feet wide. The designated remainder is about 12,200 square-feet and contains an existing house and store.

In 1993 the property had a development plan with 7 lots. It was denied due to inadequate parking for the two existing homes. The applicant filed an appeal with the City Council and a variance was granted to allow a single car garage for each of the homes. Since the 1993 approval, the subdivision map was allowed to expire by the applicant. This time the applicant was proposing only 4 parcels rather than 7 parcels. If the applicant requests the additional 3 lots in the future, he will be bound by the



## MEMORANDUM, City of Lodi, Community Development Department

**To:** Planning Commission  
**From:** Community Development Department  
**Date:** September 27, 2000  
**Subject:** The request of Frontiers for approval of the Beckman Property Growth Management Development Plan for 46 single-family residences at 2250 South Stockton Street, and a recommendation of approval to the City Council to award building permit allocations.

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### SUMMARY

The Beckman Property Development Plan is located at 2250 South Stockton Street. The project is generally located in the southeast corner of the City, north of Harney Lane, south of Century Boulevard, east of Stockton Street, and west of Cherokee Lane (see vicinity map). The area of the development plan encompasses approximately 9-acres of land zoned R-2, Single-Family Residential, and is proposed to develop as a 46-lot, single-family residential subdivision.

### BACKGROUND

The City has established a residential growth cap of a 2% population increase per year. In order to provide adequate housing for this projected increase, the City awards residential building permit allocations to project applicants. In order for a developer to receive these allocations they must make an application which includes a development plan. The development plans are reviewed by staff (Community Development, Public Works, Fire, etc.) for their ability to meet basic engineering, zoning, and land use requirements. The City has a limit on the amount of building permits that can be allocated, and for this reason the projects are competitively scored on 13 different criteria. The criteria are based primarily on a proposed project's location to existing City services. Projects scoring highest may receive a greater recommendation or what can amount to a higher number of allocations than lower scoring projects.

Each year the City allocates residential building permits for a projected 2% growth in population for the current year. This year the City has 428 residential building permits to allocate. Of the 428 permits, 65% or 278 are for single-family residential units, 10% or 43 are for medium-density residential units such as duplexes and townhouses, and 25% or 107 are for high-density residential units such as apartments. As you will see on the "Staff Recommended Building Permit Allocation Schedule" there are 2 projects which have requested single-family allocations. The City has received 103 single-family allocation requests and there are 834 available.

The project area was annexed to the City as part of the Richard's Ranch Annexation in late 1993. The area was annexed with the intent of development as single family residences. This particular piece of property has development all around it, but has never proposed to be developed until now. The project site is currently used for agricultural purposes (row crops) and a residence.

To the north is the developing and nearly completed, Bang's Ranch 106-lot single-family residential subdivision. To the south are the undeveloped 39-lot Paris Property single-family residential subdivision and the undeveloped 34-lot Thayer Property single-family residential subdivision. To the east is the western half of the proposed Perlegos Property single-family residential development plan, and the proposed 10-acre Lodi Unified School and City park site. To the west across South Stockton Street are Salas Park and the developing Maggio Circle industrial park.

Access to the project area is mainly from South Stockton Street, but Cherokee Lane to the east, Harney Lane to the south, and Century Boulevard to the north will also be accessible when the proposed projects to the east and south develop. The development plan is proposed at approximately 5 dwelling units per acre with an average lot size of around 5,500 square-feet. The proposed density and lot sizes are consistent with the existing R-2, single-family zoning of this property and the surrounding developments to the north, south, and

average lot size of around 5,500 square-feet. The proposed density and lot sizes are consistent with the existing R-2, single-family zoning of this property and the surrounding developments to the north, south, and east. The applicants propose to begin development of the subdivision in mid 2001 and anticipate completion of the project between the late 2001 and early 2002.

#### ANALYSIS

The Growth Management Ordinance was written to establish orderly development at a rate no greater than two percent per year, and to create competition between projects vying for available building permit allocations. Given that there are only two small projects this year, there is a surplus of building permit allocations and essentially no competition. Also, both projects are small, are within the existing City Limits, are zoned appropriately, and are within Priority Area One. Priority Areas One, Two and Three were established with the adoption of the Growth Management Ordinance and were designated a number based on an area's proximity to existing development and more importantly its ability to connect to existing utilities.

As required, the projects have been scored; but pending a recommendation of approval from the Planning Commission and subsequent approval from the City Council, the project will be fully allocated and ready to obtain a tentative subdivision map. Staff does not have a problem with the project, we simply thought it was important to note that there is typically more to the process than simply reviewing the layout of the lots.

As with all residential subdivisions that rear to a street, the City requires a reverse frontage wall and landscaping. This project will be conditioned to provide a 15-foot area that will contain the curb, landscaping, meandering sidewalk, and 7-foot tall decorative masonry wall. Staff is also recommended an alternative street design with a parkway and other traffic calming features. Staff will work closely with the applicants during the tentative subdivision map process to ensure that the design features do not look haphazard relative to the adjacent projects it will connect with.

With the large number and small size of each of the individual projects in the immediate area Staff finds that the proposed development plan is welcomed because it is one of the last unplanned parcels in the area, and its approval is important for the surrounding area to function as a whole.

#### RECOMMENDATION

Staff recommends that the Planning Commission approves the Beckman Property Development Plan, and recommend approval of the requested allocations to the City Council, subject to the conditions set forth in the attached Resolution.

#### ALTERNATIVE PLANNING COMMISSION ACTIONS:

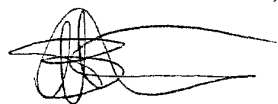
- Approve the Beckman Properties Development Plan with Alternate Conditions
- Deny the Development Plan
- Continue the Request

Respectfully Submitted,



Mark Meissner  
Associate Planner

Reviewed and Concur,



Konradt Bartlam  
Community Development Director

MGM/mgm

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** September 27, 2000

**APPLICATION NO:** Growth Management Development Plan GM-00-002

**REQUEST:** The request of Frontiers for approval of the Beckman Property Growth Management Development Plan for 46 single-family residences at 2250 South Stockton Street, and a recommendation of approval to the City Council to award building permit allocations.

**LOCATION:** 2250 South Stockton Street (APN: 062-290-08)

**APPLICANT:** Frontiers  
2375 West March Lane  
Stockton, CA 95207

**OWNER:** The Beckman Revocable Trust  
c/o Troy Beckman  
1217 West Tokay Street  
Lodi, CA 95240

**Site Characteristics:** This project area is near the southwest corner of the City, which is made up predominately of single-family homes. The project area is currently used for a residence with agricultural production (Row Crops), is entirely within the City limits of Lodi, and is relatively flat with no unusual or extraordinary topographic features. The entire western boundary of the site fronts on South Stockton Street.

**General Plan Designation:** LDR, Low-Density Residential

**Zoning Designations:** R-2, Single Family Residential

**Property Size:** 0.9 acres

**Adjacent Zoning and Land Use:**

**North:** R-2, Single-Family Residential; LDR, Low Density Residential

**South:** R-2, Single-Family Residential; LDR, Low Density Residential

**East:** R-2, Single-Family Residential; LDR, Low Density Residential

**West:** M-2, Heavy Industrial; HI, Heavy Industrial

**Neighborhood Characteristics:**

The area to the north is an existing and developing single-family residential subdivision. To the west of the project site across Stockton Street is an existing and developing industrial park on Maggio Circle. To the east is vacant land zoned R-2, Single-Family Residential. To the south of the project site is a vacant parcel of land zoned R-2, Single-Family Residential and planned for the development of the Parisis Property Subdivision. A 10-acre school and park site is planned for the area generally east of the subject property.

the development of the Parisis Property Subdivision. A 10-acre school and park site is planned for the area generally east of the subject property.

**ENVIRONMENTAL ASSESSMENTS:**

Negative Declaration ND-00-06 was prepared for this project. No significant impacts are anticipated; however, mitigation measures have been required.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Development Plan was published on August 7, 2000. A total of 11 notices were sent to all property owners of record within a 300-foot radius of the subject property.

**RECOMMENDATION:**

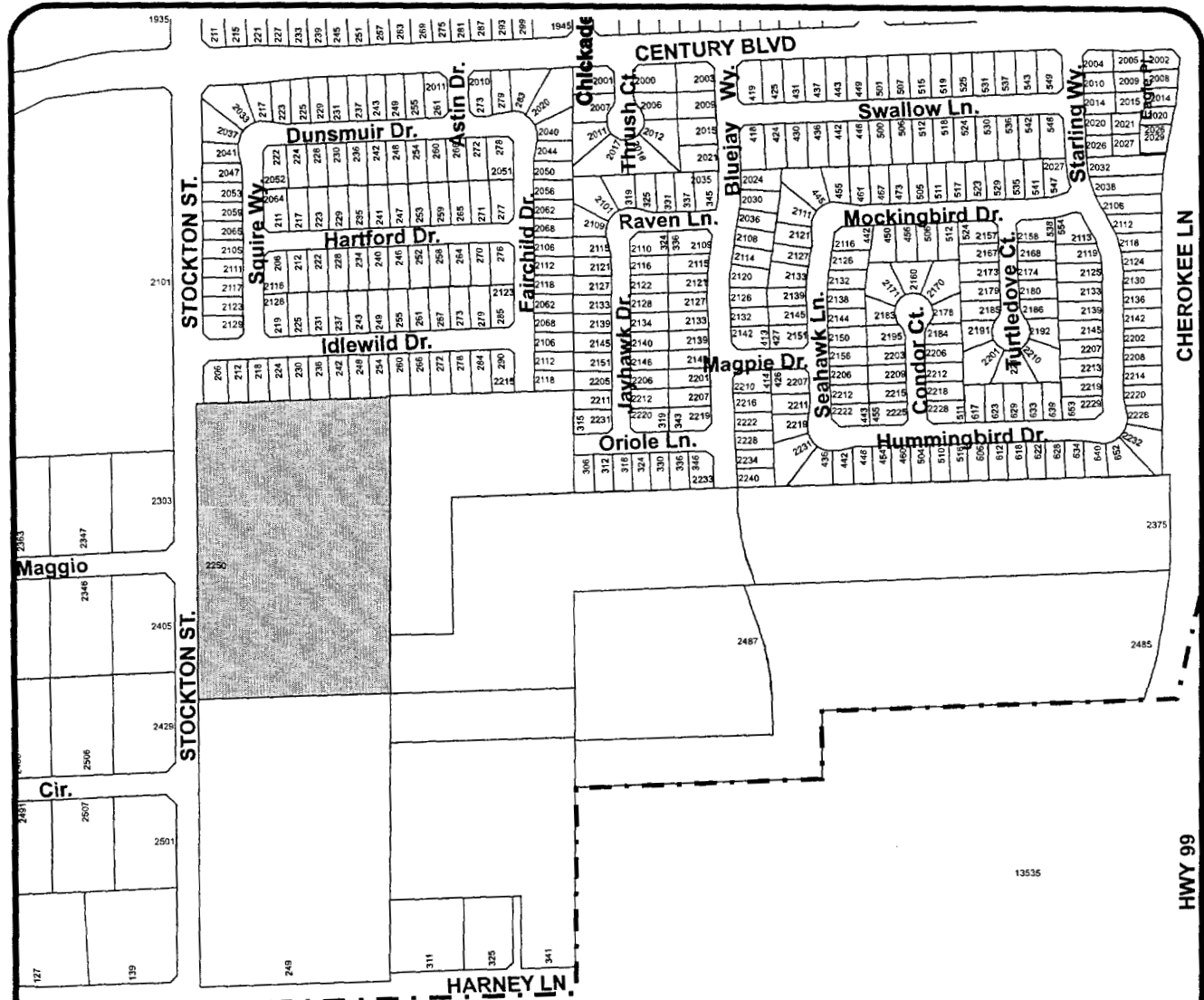
Staff recommends that the Planning Commission approve the Beckman Property Growth Management Development Plan, and recommend that the City Council award building permit allocations, subject to the conditions set forth in the attached resolutions.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the Beckman Property Development Plan with Alternate Conditions
- Deny the Development Plan
- Continue the Request

**ATTACHMENTS:**

1. Vicinity Map
2. Development Plan Map
3. City of Lodi Residential Growth Management Schedule
4. Staff Recommended Building Permit Allocation Schedule
5. City Council Awarded Building Permit Allocations
6. Development Plan Scoring Summary
7. Draft Resolutions
8. Negative Declaration

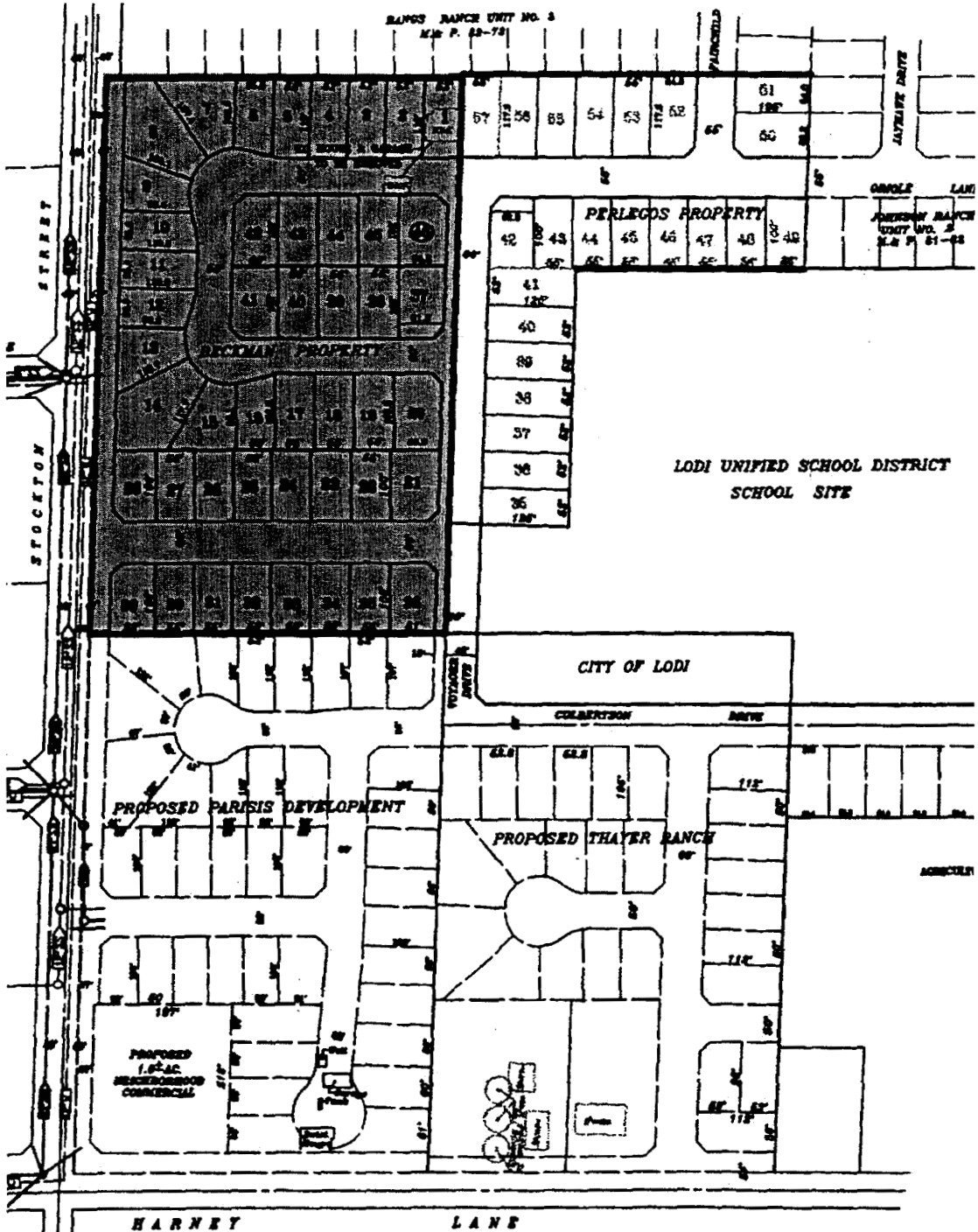


# VICINITY MAP

Beckman Property  
46 Lot S.F. Development Plan  
2250 South Stockton Street

GM-00-002

8-23-00



Beckman Property  
 46 Lot S.F. Development Plan  
 2250 South Stockton Street  
 GM-00-002 8-23-00





## MEMORANDUM, City of Lodi, Community Development Department

**To:** Planning Commission  
**From:** Community Development Department  
**Date:** September 27, 2000  
**Subject:** The request of Frontiers for approval of the Perlegos Property Growth Management Development Plan for 57 single-family residences at 2375 South Cherokee Lane, and a recommendation of approval to the City Council to award building permit allocations

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### SUMMARY

The Perlegos Property Development Plan is located at 2375 South Cherokee Lane. The project is generally located in the southeast corner of the City, north of Harney Lane, south of Century Boulevard, east of Stockton Street, and west of Cherokee Lane (see vicinity map). The area of the development plan includes two separate properties that encompass approximately 11.6-acres of land zoned R-2, Single-Family Residential, and is proposed to develop as a 57-lot, single-family residential subdivision.

### BACKGROUND

The City has established a residential growth cap of a 2% population increase per year. In order to provide adequate housing for this projected increase, the City awards residential building permit allocations to project applicants. In order for a developer to receive these allocations they must make an application which includes a development plan. The development plans are reviewed by staff (Community Development, Public Works, Fire, etc.) for their ability to meet basic engineering, zoning, and land use requirements. The City has a limit on the amount of building permits that can be allocated, and for this reason the projects are competitively scored on 13 different criteria. The criteria are based primarily on a proposed project's location to existing City services. Projects scoring highest may receive a greater recommendation or what can amount to a higher number of allocations than lower scoring projects.

Each year the City allocates residential building permits for a projected 2% growth in population for the current year. This year the City has 428 residential building permits to allocate. Of the 428 permits, 65% or 278 are for single-family residential units, 10% or 43 are for medium-density residential units such as duplexes and townhouses, and 25% or 107 are for high-density residential units such as apartments. As you will see on the "Staff Recommended Building Permit Allocation Schedule" there are 2 projects which have requested single-family allocations. The City has received 103 single-family allocation requests and there are 834 available.

The project area was annexed to the City as part of the Richard's Ranch Annexation in late 1993. The area was annexed with the intent of development as single family residences, which is evident by its general plan land use designation and zoning. The two properties have proposed and existing development all around them but have never proposed to be developed until now. The eastern parcel of the project site is currently used for agricultural purposes (row crops) and a residence. The western parcel is vacant and unimproved.

To the north is the developing and nearly completed, Bang's Ranch 106-lot single-family residential subdivision and the completed, Johnson Ranch II 173-lot single-family residential subdivision. To the south are the undeveloped 39-lot Parisis Property, 34-lot Thayer Property, and the 49-lot Richard's Ranch single-family residential subdivisions. To the west is the proposed Beckman Property single-family residential development plan. To the east across South Cherokee Lane is the State Highway 99 right-of-way. The area generally between the two properties is a proposed 10-acre Lodi Unified School and City park site.

Access to the project area is mainly from South Cherokee Lane at its east boundary, but Stockton Street to the west, Harney Lane to the south, and Century Boulevard to the north will also be accessible when the proposed projects to the west and south develop. The development plan is proposed at approximately 4.9 dwelling units per acre with an average lot size of around 5,500 square-feet. The proposed density and lot sizes are consistent

per acre with an average lot size of around 5,500 square-feet. The proposed density and lot sizes are consistent with the existing R-2, single-family zoning of this property and the surrounding developments to the north, south, and west. The applicants propose to begin development of the subdivision in mid 2001 and anticipate completion of the project by the winter of 2002.

#### ANALYSIS

The Growth Management Ordinance was written to establish orderly development at a rate no greater than two percent per year, and to create competition between projects vying for available building permit allocations. Given that there are only two small projects this year, there is a surplus of building permit allocations and essentially no competition. Also, both projects are small, are within the existing City Limits, are zoned appropriately, and are within Priority Area One. Priority Areas One, Two and Three were established with the adoption of the Growth Management Ordinance and were designated a number based on an area's proximity to existing development and more importantly its ability to connect to existing utilities.

As required, the projects have been scored; but pending a recommendation of approval from the Planning Commission and subsequent approval from the City Council, the project will be fully allocated and ready to obtain a tentative subdivision map. Staff does not have a problem with the project, we simply thought it was important to note that there is typically more to the process than simply reviewing the layout of the lots.

As with all residential subdivisions that rear to a street, the City requires a reverse frontage wall and landscaping. This project will be conditioned to provide a 15-foot area that will contain the curb, landscaping, meandering sidewalk, and 7-foot tall decorative masonry wall. Staff is also recommending an alternative street design with a parkway and other traffic calming features. Staff will work closely with the applicants during the tentative subdivision map review process to ensure that the design features do not look haphazard relative to the adjacent projects it will connect with.

With the large number and small size of each of the individual projects in the immediate area Staff finds that the proposed development plan is welcomed because it is one of the last unplanned parcels in the area, and its approval is important for the surrounding area to function as a whole

#### RECOMMENDATION

Staff recommends that the Planning Commission approve the Perlegos Property Development Plan, and recommend approval of the requested allocations to the City Council, subject to the conditions set forth in the attached Resolution.

#### ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the Perlegos Property Development Plan with Alternate Conditions
- Deny the Development Plan
- Continue the Request

Respectfully Submitted,



Mark Meissner  
Associate Planner

Reviewed and Concur,



Konrad Bartlam  
Community Development Director

MGM/mgm

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** September 27, 2000

**APPLICATION NO:** Growth Management Development Plan GM-00-001

**REQUEST:** The request of Frontiers for approval of the Perlegos Property Growth Management Development Plan for 57 single-family residences at 2375 South Cherokee Lane, and a recommendation of approval to the City Council to award building permit allocations.

**LOCATION:** 2375 South Cherokee Lane (APN's: 062-290-30 & 31)

**APPLICANT:** Frontiers  
2375 West March Lane  
Stockton, CA 95207

**OWNER:** Georgia Perlegos  
2375 South Cherokee Lane  
Lodi, CA 95240

**Site Characteristics:** This project area is near the southwest corner of the City, which is made up predominately of single-family homes. The project area is made up of two individual properties separated by around 430-feet. The western property is vacant and undeveloped and the eastern property is currently used for a residence with agricultural production (Row Crops). The project area is entirely within the City limits of Lodi. The project site is relatively flat with no unusual or extraordinary topographic features.

**General Plan Designation:** LDR, Low-Density Residential

**Zoning Designations:** R-2, Single Family Residential

**Property Size:** 11.8 acres

**Adjacent Zoning and Land Use:**

**North:** R-2, Single-Family Residential; LDR, Low Density Residential

**South:** R-2, Single-Family Residential; LDR, Low Density Residential

**East:** Hwy 99 Right of Way

**West:** R-2, Single-Family Residential; LDR, Low Density Residential

**Neighborhood Characteristics:**

The area to the north is an existing and developing single-family residential subdivision. To the west of the project site is a 9-acre parcel of land zoned R-2, Single-Family Residential with a residence and row crops. To the east of the project site is the Cherokee Lane and Hwy 99 right-of-way. To the south of the project site is a vacant parcel of land zoned R-2, Single-Family Residential and planned for the development of the Richards Ranch Subdivision. The project

Residential and planned for the development of the Richards Ranch Subdivision. The project site fronts on South Cherokee Lane along its western boundary. A 10-acre school and park site is planned for the area generally between the two subject properties.

**ENVIRONMENTAL ASSESSMENTS:**

Negative Declaration ND-00-07 was prepared for this project. No significant impacts are anticipated; however, mitigation measures have been required.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Development Plan was published on August 7, 2000. A total of 77 notices were sent to all property owners of record within a 300-foot radius of the subject property.

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve the Perlegos Property Growth Management Development Plan, and recommend that the City Council award building permit allocations, subject to the conditions set forth in the attached resolutions.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the Perlegos Property Development Plan with Alternate Conditions
- Deny the Development Plan
- Continue the Request

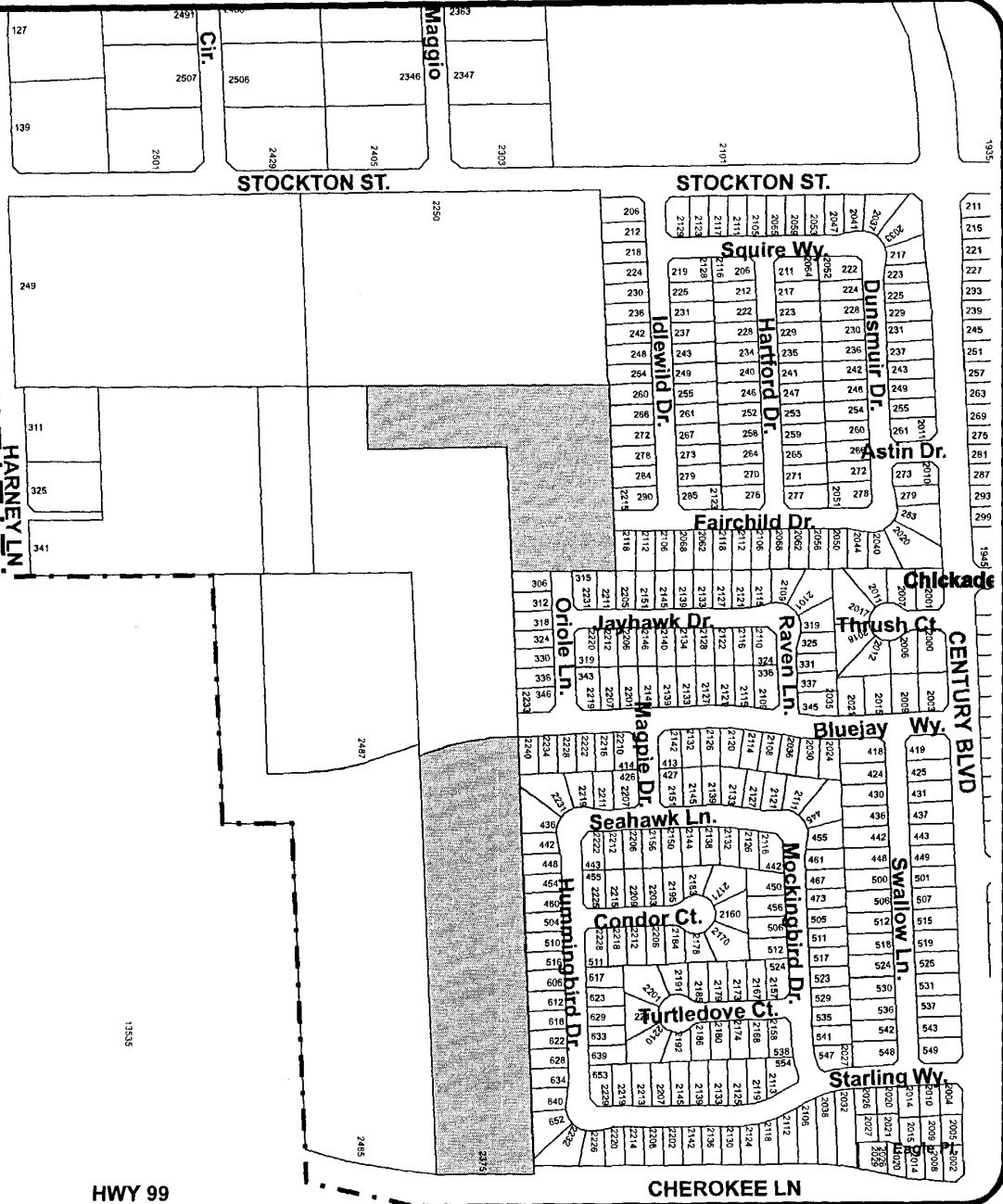
**ATTACHMENTS:**

1. Vicinity Map
2. Development Plan Map
3. City of Lodi Residential Growth Management Schedule
4. Staff Recommended Building Permit Allocation Schedule
5. City Council Awarded Building Permit Allocations
6. Development Plan Scoring Summary
7. Draft Resolutions
8. Negative Declaration

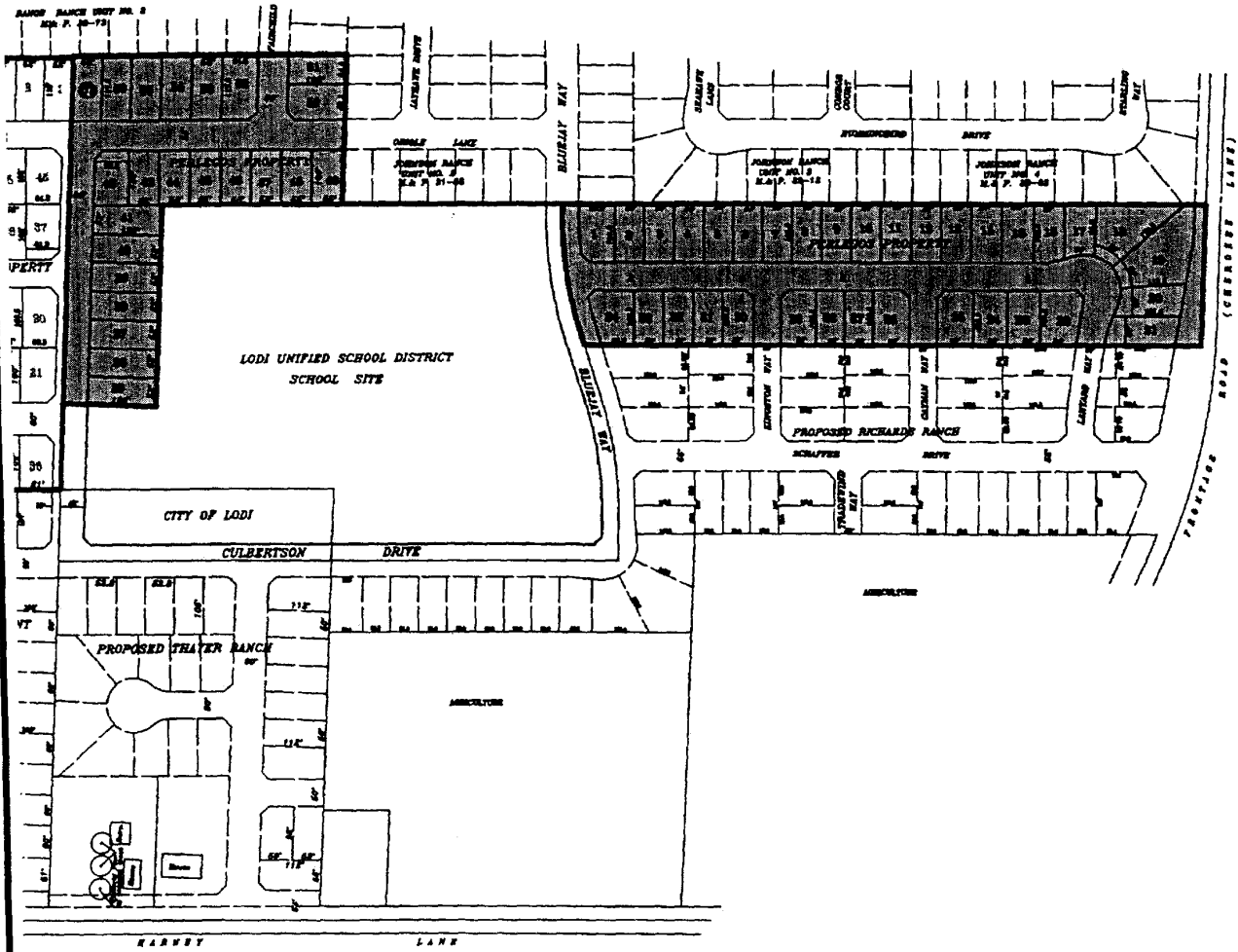
# VICINITY MAP



Perlegos Property  
57 Lot S.F. Development Plan  
2375 South Cherokee Lane  
GM-00-001 8-23-00



RANGE RANCH TRACT NO. 2  
S.F. P. 20-72



Perlegos Property  
57 Lot S.F. Development Plan  
2375 South Cherokee Lane  
GM-00-001 8-23-00

**RESOLUTION NO. P.C. 00-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI  
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE BUILDING  
PERMIT ALLOCATION SCHEDULE FOR 2000.**

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed meeting on the Growth Management Development Plan Allocation Schedule which includes Growth Management Application Numbers GM-00-001 & 2, in accordance with City Ordinance number 1521, and Resolution number 91-171.

WHEREAS, the project areas are made up of the following properties:  
2375 South Cherokee Lane & 2250 South Stockton Street.

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declarations have been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Commission has reviewed and considered the information contained in these Negative Declarations with respect to the projects identified in this Resolution.
2. The Planning Commission hereby recommends to the City Council, approval of a resolution adopting the Building Permit Allocation Schedule 2000 as identified in this Resolution.

Dated: September 27, 2000

I hereby certify that Resolution No. 00-26 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on September 27, 2000, by the following vote:

AYES: Borelli, Heintiz, Schmidt, and Chairman McGladdery

NOES:

ABSENT: Mattheis

ABSTAIN: Beckman and Crabtree

ATTEST:



Secretary, Planning Commission

RESOLUTION NO. 2000-201

A RESOLUTION OF THE LODI CITY COUNCIL  
APPROVING THE 2000 GROWTH MANAGEMENT  
ALLOCATIONS

=====

BE IT RESOLVED, that the Lodi City Council does hereby approve the 2000 Growth Management Allocations as recommended by the Lodi Planning Commission, as shown as follows:

	<u>Requested 2000 Allocations</u>	<u>Recommended 2000 Allocations</u>
Perlegos Property	57	57
Beckman Property	<u>46</u>	<u>46</u>
TOTAL	103	103

Dated: November 15, 2000

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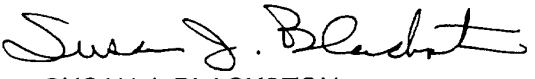
I hereby certify that Resolution No. 2000-201 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 15, 2000, by the following vote:

AYES: COUNCIL MEMBERS – Land, Nakanishi, Pennino and Mayor Mann

NOES: COUNCIL MEMBERS – Hitchcock

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
SUSAN J. BLACKSTON  
City Clerk





## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

### NOTICE OF PUBLIC HEARING

Date: November 15, 2000

Time: 7:00 p.m.

For information regarding this notice please contact:

**Susan J. Blackston**

City Clerk

Telephone: (209) 333-6702

#### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Wednesday, November 15, 2000** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) the Planning Commission's recommendation that the City Council adopt the 2000 Growth Management Allocations.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston  
City Clerk

Dated: October 18, 2000

Approved as to form:

Randall A. Hays  
City Attorney



## **DECLARATION OF MAILING**

### **Set PH for 11/15/00 to consider Planning Commission's recommendation that Council adopt the Growth Management Allocations**

On October 19, 2000 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

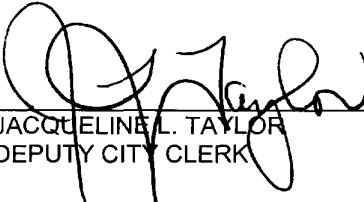
I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 19, 2000, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON  
CITY CLERK, CITY OF LODI**

ORDERED BY:

  
JACQUELINE L. TAYLOR  
DEPUTY CITY CLERK

\_\_\_\_\_  
JENNIFER M. PERRIN  
DEPUTY CITY CLERK

PERLEGOS PROPERTY

- Dup 1) 06229023;LODI UNIFIED SCHOOL DISTRICT;1305 E VINE ST;LODI;CA;95240
- 2) 06229027;LODI CITY OF;PO BOX 3006;LODI;CA;95241
- 3) 06247017;TINGEY, PALMER S & BARBARA B ;2231 JAYHAWK DR ;LODI ;CA;95240
- 4) 06254015;SWIMLEY, CHARLES JR & DANIELLE;242 IDLEWILD DR ;LODI ;CA;95240
- 5) 06254020;NORMANDIN, NICHOLAS & MICHELE ;272 IDLEWILD DR ;LODI ;CA;95240
- 6) 06254032;FOOTE, CONNIE ;267 IDLEWILD DR ;LODI ;CA;95240
- 7) 06247016;MAGDALENO, EPHRAIM A & GABRIEL;2211 JAYHAWK DR ;LODI ;CA;95242
- 8) 06247010;THOMAS, GERALD P & SHIRLEY J ;2127 JAYHAWK DR ;LODI ;CA;95240
- 9) 06247011;LAMB, KENNETH M & LINDA K ;2133 JAYHAWK DR ;LODI ;CA;95240
- 10) 06247022;SAITTA, JOSEPH F & MARILYN ETA;2140 JAYHAWK DR ;LODI ;CA;95240
- 11) 06247036;KIEFFER, RICHARD T & MARY K ;2207 BLUEJAY WAY ;LODI ;CA;95240
- 12) 06247012;SALAZAR, JESUS S & KENNETHA ;2139 JAYHAWK DR ;LODI ;CA;95240
- 13) 06247041;LESTER, JOSEPH H & KATHLEEN A ;324 ORIOLE LN ;LODI ;CA;95240
- 14) 06247013;ALLUM, EDWARD L & MARY E ;2145 JAYHAWK DR ;LODI ;CA;95240
- 15) 06247014;GRADDY, SCOTT & TRICIA ;2151 JAYHAWK DR ;LODI ;CA;95240
- 16) 06247015;LEIJA, ADAN A & MARY A ;2205 JAYHAWK DR ;LODI ;CA;95240
- 17) 06247037;LUCARELLI, ANTHONY & MARY ;2219 BLUEJAY WAY ;LODI ;CA;95240
- 18) 06247043;OWEN, LOIS J ;336 ORIOLE LN ;LODI ;CA;95240
- 19) 06247044;MILLER, MICHAEL R & DEBRA K ;346 ORIOLE LN ;LODI ;CA;95240
- 20) 06229008;BECKMAN, DOLORIES E TR ETAL ;PO BOX 1537 ;LODI ;CA;95241
- 21) 06229009;PARISIS, ANGELOS S TR ;9949 FERNWOOD AVE ;STOCKTON ;CA;95212
- Dup 22) 06229030;PERLEGOS, GEORGIA ETAL ;PO BOX 1823 ;LODI ;CA;95241
- 23) 06247020;MAUCH, LOREN & EVA TR ;2206 JAYHAWK DR ;LODI ;CA;95240
- 24) 06247038;STRANGE, DONALD M JR & PAMELA ;306 ORIOLE LN ;LODI ;CA;95240
- 25) 06247039;RICHARD, BARRY M ;312 ORIOLE LN ;LODI ;CA;95242
- 26) 06247040;KRALJEV, WILLIAM P & LAURIE B ;318 ORIOLE LN ;LODI ;CA;95240
- 27) 06247042;TSAMPIS, PAUL & CHRISTINE ;330 ORIOLE LN ;LODI ;CA;95240
- 28) 06253006;HINKLE, ROBERT G & KATHY C ;2118 FAIRCHILD DR ;LODI ;CA;95240
- 29) 06254011;CRYSTAL ENTERPRISES LP ;PO BOX 1259 ;WOODBIDGE ;CA;95258
- Dup 30) 06254012;COSTAMAGNA, JOHN J TR ETAL ;PO BOX 131 ;WOODBIDGE ;CA;95258
- 31) 06254013;J C CUSTOM HOMES LP ;PO BOX 947 ;WOODBIDGE ;CA;95258

32) 06254014;ELMORE, STEPHEN L & SHERROLYN ;236 IDLEWILD DR ;LODI ;CA;95240

33) 06254016;BODNER, JEFFREY A J & SOHILA A;45156 COURAR CIR ;FREMONT  
;CA;94539

34) 06254017;HONEA, MELBA A ;12443 CLAY STATION RD ;HERALD ;CA;95638

35) 06254018;YOELL, STEPHEN G & MARLA D ;260 IDLEWILD DR ;LODI ;CA;95240

36) 06254019;TAYLOR, PRISCILLA S ETAL ;2212 GRENOBLE DR ;LODI ;CA;95242

Dup 37) 06254021;COSTAMAGNA, JOHN J TR ETAL ;PO BOX 131 ;WOODBIDGE ;CA;95258

38) 06254022;MCVEY, DENNY L & JONELL K ;284 IDLEWILD DR ;LODI ;CA;95240

39) 06254023;WAIT, MATTHEW ;290 IDLEWILD DR ;LODI ;CA;95240

40) 06254024;LYONS, JAMES W & KIMBERLY A ;2216 FAIRCHILD DR ;LODI ;CA;95240

41) 06254025;LANGILL, DENISE M ;2210 FAIRCHILD DR ;LODI ;CA;95240

42) 06254026;VAN RUITEN, VICTORIA L ;2204 FAIRCHILD DR ;LODI ;CA;95240

43) 06254027;COOPER, KAREN L ;2130 FAIRCHILD DR ;LODI ;CA;95240

44) 06254028;LOZA, HENRY JR ;2124 FAIRCHILD DR ;LODI ;CA;95240

45) 06254029;PERMANN, JIM A & MICHELLE A ;285 IDLEWILD DR ;LODI ;CA;95240

46) 06254030;YARBROUGH, MICHAEL D & MELLA ;279 IDLEWILD DR ;LODI ;CA;95240

Dup 47) 06254031;COSTAMAGNA, JOHN J TR ETAL ;PO BOX 131 ;WOODBIDGE ;CA;95258

- 48) 06254033;WHARRY, DAVID L & DEBORAH E ;261 IDLEWILD DR ;LODI ;CA;95240

49) 06254034;WADDELL, ROBERT D TR ETAL ;255 IDLEWILD DR ;LODI ;CA;95240

50) 06254035;RODACKER, JAY E & ROSEMARY C ;249 IDLEWILD DR ;LODI ;CA;95240

51) 06254036;VERSTL, MARLA J ;243 IDLEWILD DR ;LODI ;CA;95242

52) 06254037;PARASKEVAS, ALEX & DIMITRA ;237 IDLEWILD ;LODI ;CA;95240

53) 06254038;CRYSTAL ENTERPRISES LP ;PO BOX 1259 ;WOODBIDGE ;CA;95258

54) 06254039;COSTAMAGNA, JOHN J TR ETAL ;PO BOX 131 ;WOODBIDGE ;CA;95258

55) 06247018;COBB, KEITH W & DONNA C ;2220 JAYHAWK DR ;LODI ;CA;95240

56) 06247019;BOCARD, MAUREEN J ;2212 JAYHAWK DR ;LODI ;CA;95240

57) 06247021;CHUNN, VINCE M & RANDIE L ;2146 JAYHAWK DR ;LODI ;CA;95242

58) 06247023;LEEDHAM, MICHAEL W ;2134 JAYHAWK DR ;LODI ;CA;95240

59) 06247034;SMITH, ROBERT ERIC & BRANDEE L;2145 BLUEJAY WAY ;LODI ;CA;95240

60) 06247035;ORRICK, THOMAS B & LISA F ;2201 BLUEJAY WAY ;LODI ;CA;95240

# BECKMAN PROPERTY

- 1) 06229029;LODI UNIFIED SCH DIST;1305 E VINE ST;LODI;CA;95240
- 2) 06241001;WALTERS, DONALD L & PEGGY TR E;1327 RIVERGATE DR ;LODI ;CA;95240
- 3) 06254008;DIGGLE, ROBERT J ;230 IDLEWILD DR ;LODI ;CA;95240
- 4) 06254015;SWIMLEY, CHARLES JR & DANIELLE;242 IDLEWILD DR ;LODI ;CA;95240
- 5) 06254020;NORMANDIN, NICHOLAS & MICHELE ;272 IDLEWILD DR ;LODI ;CA;95240
- 6) 06254032;FOOTE, CONNIE ;267 IDLEWILD DR ;LODI ;CA;95240
- 7) 06254040;RUSCH, ARTA L ;219 IDLEWILD DR ;LODI ;CA;95240
- 8) 06241002;KOEPLIN, GARY ;1454 N CURRY AVE ;LODI ;CA;95240
- 9) 06241015;VOLKERT, JOHN L & INEKE M TR ;2506 MAGGIO CI ;LODI ;CA;95240
- 10)06241017;FRITZ, DANIEL G & AMY S TR ;1234 RIVERGATE DR ;LODI ;CA;95240
- 11)06229008;BECKMAN, DOLORIES E TR ETAL ;PO BOX 1537 ;LODI ;CA;95241
- 12)06229009;PARISIS, ANGELOS S TR ;9949 FERNWOOD AVE ;STOCKTON ;CA;95212
- 13)06229028;PARK PLACE DEVELOPMENT LLC ;PO BOX 1598 ;LODI ;CA;95241
- 14)06229030;PERLEGOS, GEORGIA ETAL ;PO BOX 1823 ;LODI ;CA;95241
- 15)06241009;SIMPSON, TIMOTHY D & M J ETAL ;2405 S STOCKTON ST STE 1 ;LODI ;CA;95240
- 16)06241010;DEL CASTILLO, MARCIANO & B ;13191 N HWY 99 ;LODI ;CA;95240
- 17)06241016;HAAS, MICHAEL R ETAL ;PO BOX 2300 ;LODI ;CA;95241
- 18)06254007;NIES, EVELYN L TR ;2123 SQUIRE WAY ;LODI ;CA;95240
- 19)06254009;DILLON, BURTON R III & ARTISHA;206 IDLEWILD DR ;LODI ;CA;95240
- 20)06254010;HIBBARD, ROBERT W & NORA C ;212 IDLEWILD DR ;LODI ;CA;95240
- 21)06254011;CRYSTAL ENTERPRISES LP ;PO BOX 1259 ;WOODBIDGE ;CA;95258
- 22)06254012;COSTAMAGNA, JOHN J TR ETAL ;PO BOX 131 ;WOODBIDGE ;CA;95258
- 23)06254013;J C CUSTOM HOMES LP ;PO BOX 947 ;WOODBIDGE ;CA;95258
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- 29)06254022;MCVEY, DENNY L & JONELL K ;284 IDLEWILD DR ;LODI ;CA;95240
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38)06254041;SMITH, WARREN M & OLIVE J ;407 E CENTURY BLVD ;LODI ;CA;95240

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37)06254038; 95258  
38)06254041; 95240

CITY COUNCIL

STEPHEN J. MANN, Mayor  
ALAN S. NAKANISHI  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
KEITH LAND  
PHILLIP A. PENNINO

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6702  
FAX (209) 333-6807

H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney

November 16, 2000

**RE: PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S  
RECOMMENDATION THAT THE CITY COUNCIL ADOPT THE 2000 GROWTH  
MANAGEMENT ALLOCATIONS**

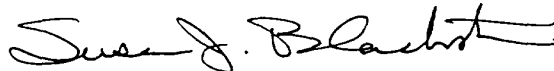
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This letter is to notify you that at the City Council meeting of November 15, 2000, the City Council adopted a Resolution approving the 2000 Growth Management Allocations.

Enclosed is a certified copy of the subject Resolution.

If you have any questions, please contact the Community Development Department at (209) 333-6711.

Sincerely,



Susan J. Blackston  
City Clerk

SJB/jmp

Enclosures

cc: Community Development Director

## **MAILING LIST**

2000 Growth Management Allocations

Frontiers  
2375 W. March Lane  
Stockton, CA 95207